

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
APRIL 12, 2022
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for April 12, 2022 to order at 7:00 PM

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming Planning Commission were present: Mark Lobermeier, Bryan Murdock, Katie West, and Roger Carr

ABSENT: Commissioner Kevin Teel

Also Present: Fred Weck Zoning Administrator, City Administrator Linwood, and Council Liaison Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for March 22, 2022

A MOTION WAS MADE BY COMMISSIONER CARR, SECONDED BY COMMISSIONER MURDOCK, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR MARCH 22, 2022, AS SUBMITTED.

<i>Voting Aye:</i>	<i>Murdock, West, Carr, and Lobermeier</i>
<i>Voting Nay:</i>	<i>None</i>
<i>Abstain:</i>	<i>None</i>
<i>Absent:</i>	<i>Teel</i>

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS

2. Sketch Plan D-22-005 Katie’s Glen
Location: Parcel north of 25577 Goodview Avenue
Applicant: Pobuda Enterprises, LLC
Property ID Number: 21.00140.00

Zoning Administrator Weck explained that the applicant had submitted a sketch plan in 2019 and this most recent version has just a few differences, such as one less lot. He stated that they had not included information on total buildable area for the 50 lots to determine if the density is correct

or not, but noted that it does appear to be too dense for R-3 standards. He stated that when they appeared before the Joint Park Planning Board, they had determined a cash dedication would be appropriate because of the proximity of others parks to this area. He noted that for a Planned Unit Development there are green space requirements that should be useable and not wetlands or a stormwater pond, so he thinks there are still some things that need to be looked at with regard to the layout and reiterated that he believes the proposed density is too high.

Commissioner Murdock asked about the green space requirement for a PUD.

Zoning Administrator Weck stated that it isn't a specific amount, but is an area that is set aside that is useable for amenities. He explained that it does not need to be improved area and could be a wooded area that people could walk in.

Brian Krystofiak, Carlson McCain, noted that there is not much that has changed from the previous sketch plan that they had presented. He stated the lots will be 55-65 feet in order to maximize their use of the property but understands that they may need to do a little work with staff to meet the requirements.

Chair Lobermeier stated that they are presenting this project as a PUD and asked for more details on that.

Mr. Krystofiak stated the underlying zoning is R-3 and noted that the norm for lot widths these days is only 55 to 65 feet. He stated that many people don't seem to want as much land to take care of and mow. He explained that reducing the lot size also brings the cost down which makes them more affordable.

Commissioner Murdock stated that he saw in the staff report that for 50 lots it will need 750,000 square feet of buildable area and according to his calculations would come out to only be about 36 lots. He noted that in addition to the green space requirements it looks like there are a lot of conversations that need to be had been the developer and the City.

Mr. Krystofiak asked how the City would calculate the buildable area for this parcel.

Zoning Administrator Weck explained that it would be total area, minus the wetland and street area.

Mr. Krystofiak noted that their wetlands have not yet been delineated so they will have to back into the accurate number once they get some of that information.

Chair Lobermeier stated that the report stated that there are no opportunities to connect the adjoining properties to the north or south, but this does connect north.

Zoning Administrator Weck stated that directly north and directly south, the lots are developed, but agreed that there is a connection to the north. He suggested that the applicant make sure that they talk to City staff before they get too far into the process for submitting a Preliminary Plat.

OLD BUSINESS:

3. Comprehensive Plan Update – Review Draft #3

Chair Lobermeier stated that he would like the Commission to spend some time talking about the revised land use descriptions. He stated that he is proposing that there be 4 residential land use descriptions: Semi-Rural would not be sewerred; Single-Family residential neighborhoods would be sewerred and 9,000-18,000 square feet; Multi-Family that would allow townhouses; and High Density residential which is essentially senior housing or apartment buildings.

Commissioner Murdock asked why Chair Lobermeier had included private shared waste water

treatment systems in Single-Family residential neighborhoods.

Chair Lobermeier explained that it was already there, so he attempted to repeat the language that had been used. He reviewed the way he had marked up the map based on past discussions.

Commissioner Murdock noted that the Commission had talked about some of the older industrial areas becoming something else. He asked if they wanted to try to influence this redevelopment by hatching those areas on the west side of the trail, so it is suggestive, for example, where All Safe Global is located, as possible for higher density in a redevelopment scenario.

Chair Lobermeier stated that the message he took from past discussions is that they didn't want to have high density all over the place and should really put it in places where it makes sense and no where else. He stated that is what he tried to do with his draft but could certainly see making the change suggested by Commissioner Murdock.

Commissioner Murdock asked if the City will end up passing this off to WSB and have their GIS person to double check everything.

Chair Lobermeier stated that WSB will double check this information. He asked how the Commission would like to move forward with reviewing Draft #3. He explained that he had tried to reflect all the changes that the Commission had already talked about.

Commissioner West stated that the Commission has already done a page by page review together and would suggest that they go through it on their own and highlight things they have questions about or would like an explanation about and then discuss them at the next meeting.

Commissioner Murdock expressed his appreciation to Chair Lobermeier for working so hard on this document because he knows it has taken a lot of time. He stated that he thinks is that if yellow/highlighted items get cleaned up, he believes it may be time to get a cleaned up version to WSB, so the City can see a version of it from them that has the maps and diagrams and changes that they have to make. He stated that he thinks Zoning Administrator Weck should be able to fill in the yellow/highlighted areas the best he can and then move it to WSB. He noted that when it is handed over to WSB he would like to make it clear that the City is asking them to make it 'better', but that the work that the City has already done has already gotten it close. He stated that he would like to see a tract version so they can quickly and easily see what has been done to it.

Commissioner West stated that she would agree with moving forward with the approach suggested by Commissioner Murdock.

Commissioner Murdock asked for a 'cc' copy of it when Zoning Administrator Weck sends it to WSB, so he has the most recent version of it as well.

COMMUNICATIONS:

4. Accept Resignation of Kevin Teel

Chair Lobermeier expressed his gratitude for the time and work Commissioner Teel has given to the City with his various service on boards and Commissions.

UPDATES:

City Administrator Linwood stated that the City Council authorized WSB to prepare plans and specifications for a watermain project that would extend from the existing water tower on the north side and extend to the City property on the west side on Kettle River.

Commissioner Murdock asked if there was an update on the property north of Splitrocks.

City Administrator Linwood explained that the first building will be a 20,000 square foot building with two tenants, Fastenal, and another unknown entity. He stated that this would be followed for a 40,000-50,000 square foot building on the north side of the property with an unknown user.

A MOTION WAS MADE BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER WEST, TO ADJOURN THE APRIL 12, 2022 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:46 PM.

<i>Voting Aye:</i>	<i>Murdock, West, Carr, and Lobermeier</i>
<i>Voting Nay:</i>	<i>None</i>
<i>Abstain:</i>	<i>None</i>
<i>Absent:</i>	<i>Teel</i>